

Sycamore Township/Deer Park JEDD Meeting Minutes

Tuesday, June 6, 2023

3:45 p.m.

Present for the Meeting were Vice Chairman Gregg Fusaro, Treasurer and Secretary Tom Camp, Director Tom James, Managing Administrator Tracy Kellums, Deer Park City Manager William Jetter, Sycamore Township Assistant Law Director Katherine Barbieri, and Planning & Zoning Administrator Jeff Uckotter. Chairman Tom Weidman and Director Cintia Cerna were absent.

Mr. Fusaro called the meeting of the Sycamore Township/Deer Park JEDD to order at 3:45 p.m.

Approval of 03/07/2023 JEDD Meeting Minutes

Mr. James made a motion, seconded by Mr. Camp to approve the March 7, 2023 JEDD Meeting Minutes. Mr. Kellums called roll. Vote: Mr. Camp: Aye; Mr. James: Aye; Mr. Fusaro: Aye; Mr. Weidman: Absent; Ms. Cemina: Absent

District Update

Mr. Jetter reported there has not been any money collected as of yet in the JEDD. He stated Deer Park has been in contact with the contractor for the hotel construction but has had no success in getting anything in return from them.

Mr. Fusaro noted that the parcel has been sold to Corporex. Therefore, the general contractor is employed by them.

Mr. Jetter stated that information has been sent to Corporex as well. Mr. Fusaro recommended that Mr. Jetter contact Tom Banta with Corporex.

There was discussion about how to remedy the situation if Corporex remains unresponsive, including possible court action. Mr. Jetter stated he will speak to Deer Park's attorney about it.

Mr. Fusaro asked if the district had any expenses. Mr. Kellums answered that there is an insurance premium of about \$2,500.00 which is being paid for by the Township.

Date of Next Meeting

Mr. Kellums reported that the next meeting had been scheduled for September 5th, but with that being the day after Labor Day and the fact that there will not be a quorum, he requested a motion to change the meeting date to August 29th.

Mr. James made a motion to move the next meeting of the JEDD Board to August 29, 2023, at 3:45 p.m. Mr. Camp seconded the motion. Mr. Kellums called roll. Vote: Mr. Camp: Aye; Mr. James: Aye; Mr. Fusaro: Aye; Mr. Weidman: Absent; Ms. Cemina: Absent

Mr. James stated he understands there may be a plan to put additional residential property on the site. He said we need to look at a 3D JEDD so we do not inadvertently tax people who might be living over a business.

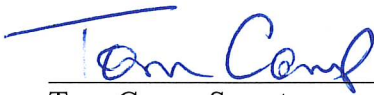
Mr. Fusaro stated that the plan right now is for a mixed-use building, but it would be primarily residential. He noted that office buildings are not being bank funded at the moment, so they have to get something else going and will be bringing that before the Township in the next couple of weeks.

Mr. James asked Ms. Barbieri to look into what we can do to ensure we do not end up taxing residents if the plan is approved.

Adjourn

Mr. James made a motion to adjourn, seconded by Mr. Camp. Mr. Kellums called roll. Vote: Mr. Camp: Aye; Mr. James: Aye; Mr. Fusaro: Aye; Mr. Weidman: Absent; Ms. Cernia: Absent

The meeting was adjourned at 3:55 p.m.



Tom Camp, Secretary

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